

**City of Central Point
Planning Commission Minutes
June 7, 2016**

I. MEETING CALLED TO ORDER AT 6:00 P.M.

II. ROLL CALL

Commissioners Chuck Piland, Tom Van Voorhees, Kay Harrison, Mike Oliver, and Elizabeth Powell were present. Also in attendance were: Tom Humphrey, Community Development Director, and Karin Skelton, Planning Secretary.

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

None

IV. MINUTES

Kay Harrison made a motion to approve the minutes of the May 3, 2016 Planning Commission Meeting as presented. Mike Oliver, seconded the motion: ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, yes; Kay Harrison, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of Miscellaneous Amendments to the City's Zoning Ordinance (Sections 17.08.410 TOD Definitions; 17.32.020 Neighborhood Commercial (C-N) District Permitted Uses; 17.64.040(C), Off-Street Parking Requirements- Accessible Parking; and 17.67.050(M), TOD Site Design Standards- Signs.

Tom Humphrey informed the Planning Commission there were proposed changes to Chapter 17 to either clarify definitions and uses in the code or to update it and make the document consistent with the state building code. Changes proposed in Chapter 17.08.410(H) and

Chapter 17.67.050(M) are intended to address 'scoreboards' in the Civic zoning district but also to make changes to sign standards in general following focus group discussions with local sign makers.

The proposed changes address sign and letter dimensions and the way those dimensions are calculated. Sidewalk "A-Board" Signs and banners are proposed to be removed from the prohibited signs list and allowed with conditions. External illumination language is expanded to reflect what new businesses in the TOD have been allowed to do with 'back lit' or 'halo' lighting.

Municipal Code 17.08 Definitions. 17.08.410 (H. Sign-Related Definitions), TOD District and Corridor Definitions and Uses by adding definitions for "reader board" and "scoreboard " prohibits Reader Boards, but does not define what constitutes a Reader Board. This proposed amendment is for clarification.

The question of allowing an electronic scoreboard at Crater High School has been asked. Currently, the zoning code does not define scoreboards and as such they are prohibited. The proposed amendment provides a definition of scoreboard thus acknowledging scoreboards as a type of sign, which then may, or may not be allowed elsewhere in the zoning ordinance

Mr. Humphrey explained that the scoreboard would not be used for advertisements, but would display only information regarding the games. The scoreboard would be allowed only by a conditional use permit.

The commissioners discussed the purposes of a reader board and a scoreboard and how they differed. Mr. Humphrey said that the definitions needed to be clear that a scoreboard would not advertise anything. He stressed that reader boards, which would display advertising content would continue to be prohibited. The only advertising on the scoreboard would be fixed logos and wording on the actual frame of the scoreboard.

Municipal Code 17.32 Neighborhood Commercial (C-N) District Permitted Uses. Mr. Humphrey explained that this change modifies and removes restrictions placed on eating and drinking establishments in the Neighborhood Commercial (C-N) zoning district. Convenience stores in this zoning district are allowed the sale of beer and wine and an argument can be made that an eating

establishment in this commercial zone should have the same privilege. Additionally, small craft breweries have expressed the desire to locate in Central Point in this zone. The Commissioners expressed approval of the microbreweries locating in the City.

There was some additional discussion regarding banners on poles on the sidewalks. Mr. Humphrey said that they could allow them with the condition that they did not impede traffic.

Municipal Code 17.67.050(M. Signs), Site Design Standards. This proposed amendment updates the table in Section M (17.67.050(1)) and subsections 1-4, establishing standards for signs in the TOD district or corridor. Revisions are made to accommodate scoreboards in the Civic zoning district, improve building/sign proportionality and to clarify uses of temporary signs such as A-frame signs and commercial banners. The Planning Commissioners noted that section "3" needed to have an "M" added, and that subsection b of section M3 needed to reference section 17.050(1) sign requirements. Mr. Humphrey agreed to make the changes.

Municipal Code 17.6417.64.040(C), Off-Street Parking Requirements- Accessible Parking. Mr. Humphrey informed the Planning Commission that by replacing zoning language and Table 17.64.03 with standards in the Oregon Structural Specialty Code. The Building Division implements and regulates Accessible (ADA) Parking Requirements and it is not necessary to repeat these standards in the zoning code. This also removes the possibility of error or the inconvenience of updating the land use code when changes are made to standards in the Specialty Code.

Changes in the Neighborhood Commercial zoning district (Chapter 17.32.020) are intended to relax outdated standards and permit restaurants which may choose to serve alcohol. There are several examples of family oriented restaurants in Central Point (Abby's, Bobbio's, etc.) that are in the vicinity of residential neighborhoods and serve wine and beer. The existing language in the code does not permit this in the C-N District.

The changes that are proposed in Chapter 17.64.040(C) simply replace zoning code language with references to the Oregon Structural Specialty Code and its language which is applied and enforced by the Building Division. The Commissioners expressed approval of the proposed updates to this section of the code.

Public Hearing was Opened.

There were no comments

Public Hearing was closed.

Mike Oliver made a motion to approve Resolution 831 with the requested changes, and forward a favorable recommendation to the City Council to approve the proposed zoning code amendments. Elizabeth Powell seconded the motion. ROLL CALL: Mike Oliver, yes; Tom Van Voorhees, yes; Elizabeth Powell, yes; Kay Harrison, yes. Motion passed

VII. DISCUSSION

A. Mr. Humphrey informed the Planning commission that at the next Development Commission Meeting they would be considering a letter of engagement for Western Financial Group for a Bond for the Pine Street Project. Additionally, an open house was being planned with Adkins Engineering.

He said there had been a Historic Façade Grant made to the Merritt building which was now Central Point Perk.

School District 6 was considering using the Crater Iron location as a possible makers market or trade school that would provide equipment and a learning environment for different types of trades. Another idea that had been suggested for that location was a permanent farmers market.

He said that LUBA was still working on defining the record for Costco and that the time frame for a decision would begin once the record had been defined.

He said that the CP-3 Concept plan was still waiting for feedback from the different agencies. He stated that he had spoken with Jackson County and their recommendation was to leave the residential component out of the plan for now. Additionally, the County agreed with the general consensus that the intersection with Peninger Road needs to be as far from the Pine and Peninger intersection as possible in order to facilitate the most efficient traffic pattern. They are also amenable to the idea of a roundabout included in the plan.

VIII. ADMINISTRATIVE REVIEWS

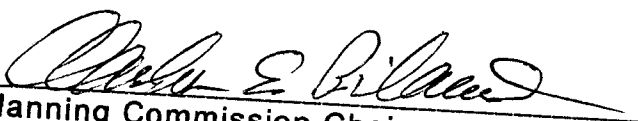
None

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn, All Commissioners said "aye".
Meeting adjourned at 7:35 p.m.

The foregoing minutes of the June 7, 2016 Planning Commission
meeting were approved by the Planning Commission at its meeting on
the 5 day of July, 2016.



Planning Commission Chair